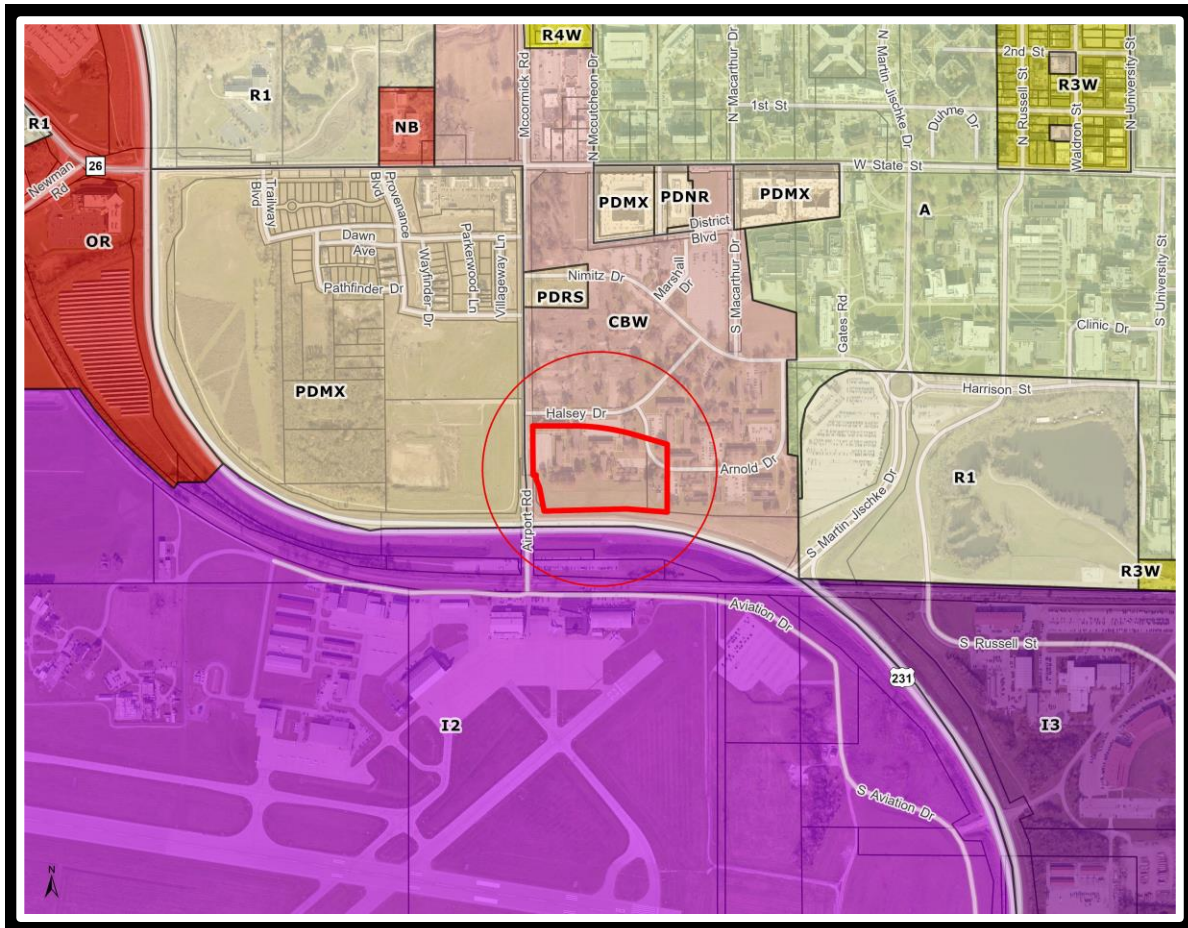

S-5097
DISCOVERY PARK DISTRICT SUBDIVISION, PHASE 3
(major-preliminary)

STAFF REPORT
October 13, 2022



S-5097
DISCOVERY PARK DISTRICT
Major-Preliminary Plat

Staff Report
October 12, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Purdue Research Foundation, and represented by Mike Wylie of Schneider Geomatics, is seeking preliminary plat approval of a 2-lot commercial subdivision on 9.72 acres located on the east side of Airport Road, north of US 231 in West Lafayette, Wabash 24 (NE) 23-5. The proposed use for lot one is a micro hospital.

AREA ZONING PATTERNS:

The site, along with all the Discovery Park District, except the various planned development zones, was rezoned in the fall of 2020 to CBW as part of a neighborhood wide rezone, (Z-2809). A Form-Based Overlay was adopted for Discovery Park District at the same time. CBW zoning is north and east of this site and industrial zoning associated with the airport is south across US 231. The Provenance Planned Development (not part of Discovery Park District) is located directly west of the subject property across Airport Road. A rezone to R4W on a site in the Discovery Park District (located at 3rd Street and McCutcheon Drive) was recently approved, paving the way for that site to develop under the regulations of the Form-Based Overlay.

AREA LAND USE PATTERNS:

The Discovery Park District, which this site is part of, is steadily transforming itself into a more urban, near-campus setting designed to house a variety of mixed-use environments. The *US 231 Corridor Plan* recommends for this area to allow for a diverse mix of university-oriented uses that may contain residential, commercial, office and light industrial and manufacturing uses. This site, formerly the location of several married student housing apartment buildings is currently unimproved.

TRAFFIC AND TRANSPORTATION:

Airport Road is classified as an urban secondary arterial according to the adopted *Thoroughfare Plan* and the required right-of-way is already in place. This road is still controlled by INDOT. A new street-grid system has already been started in the Discovery Park District utilizing planned development and subdivision regulations. The proposed east-west street along the north of this subdivision will be Trailway Boulevard. The road will be a local urban road, built and dedicated as part of this subdivision. Part of the improvements along Airport Road will be an 8-10' wide trail. Access to the site will be approved by the West Lafayette Engineer's Office and INDOT. Trailway Blvd. will be connected to existing Arnold Road to the east instead of creating a cul-de-sac at the terminus. INDOT and West Lafayette are requiring a "no vehicular access" statement be

platted along a portion of Airport Road and all of the US 231/52 right-of-way lines.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site. A water main and hydrants will need to be added as part of the subdivision process. Drainage and erosion control measures will need to be approved by West Lafayette.

CONFORMANCE WITH UZO REQUIREMENTS:

This proposed commercial development will need to meet the provisions of the Discovery Park District form-based overlay. This review will be completed during the development process.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The detailed plans and driveway permit for the Airport Road entrance shall be approved by the Indiana Department of Transportation.
2. A connection to Arnold Road needs to be shown instead of constructing a cul-de-sac at the end of Trailway Blvd.
3. The sanitary sewer, water and drainage plans shall be approved by the West Lafayette City Engineer.
4. West Lafayette Sanitation Department shall approve the sanitary sewer plans.
5. Indiana-American Water Company, Inc. shall approve the water plans.
6. The fire hydrants shall be approved by the West Lafayette Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana-American Water Company in cooperation with the Fire Department.
7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made

a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. A "No Vehicular Access" statement shall be platted along a portion of Airport Road and all of the US 231/52 right-of-way lines.
9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. All requirements of the Discovery Park District Form-Based Overlay shall be met.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.